

## SITE PLAN APPLICATION

### PROPERTY DESCRIPTION:

General Property Location (street name and block number or nearest cross street):

1.86 Acre Site on the Northeast Corner of Brazos Boulevard and Rio Grande Boulevard.

Current Legal Description (abstract and tract number or subdivision, lot, and block):

Lot 4, Block D Glade Parks Addition

Current Zoning (if property is in more than one zoning district, indicate the number of acres contained within each district):

Planned Development

### USE/CONDITIONS/PARKING:

Proposed Use: Restaurant SIC Code: 5812

Special Conditions Applicable to the Use: (Indicate the letter of any "Special Conditions" in UDC Table 4-A that apply to the use(s):

j - ab Eating Establishment

Parking Group: (Indicate the parking group in UDC Table 4-A that applies to the use(s):

H + J8 Eating Establishment

### PROPOSED BUILDING STATISTICS:

Lot Area 1.86

Lot Width at Building Line for each Street Frontage 106' Brazos Blvd. 138' Rio Grande Blvd.

Proposed Building Setbacks:

Front: 20' Rear: 20' Side (left): 20' Side (right): N/A

Gross Building Floor Area  
Height in Feet to Highest Point  
Number of Floors

7,602 Building / 985 Trash/Delivery  
32'-0" Tower Entry  
1

Exterior Masonry Façade (exclusive of doors and windows):

Cast Stone & Cultured Stone

Front Elevation:	Brick <u>57</u> %	/ Stucco <u>40</u> %	/ Other <u>03</u> %
Left Side Elevation:	Brick <u>39</u> %	/ Stucco <u>37</u> %	/ Other <u>24</u> %
Right Side Elevation:	Brick <u>89</u> %	/ Stucco <u>10</u> %	/ Other <u>01</u> %
Rear Elevation:	Brick <u>85</u> %	/ Stucco <u>13</u> %	/ Other <u>02</u> %

### OFF STREET PARKING: (UDC 84-200 and 84-202)

Total Spaces Required / Provided 32 / 119

Number of Handicapped Spaces 5 / 5

Number of Loading Bays Provided 1



<b>DRIVEWAYS: (UDC 84-202 through 84-210)</b>				
Number proposed per street	<u>1 on Brazos Blvd.</u>			
Clearance from nearest street intersections	<u>127'</u>			
Clearance between existing and proposed driveways	<u>N/A</u>			
Width of each driveway	<u>24'</u>			
Curb Radii for each driveway	<u>30'</u>			
Distance between property line and first parking space	<u>11'</u>			
<b>SIGN &amp; STREET GRAPHICS: (UDC 84-230 through 84-302)</b>				
<b>Proposed Pole/Ground Signs:</b> <u>N/A</u>				
Street Name _____	Front Setback _____	Side Setback _____		
Overall Height _____	Sign Area _____	<u>Black Sign: 13.83</u>		
<b>Proposed Wall Signs:</b>				
Street the sign faces <u>HWY 121 &amp; Outlet 5</u>	Sign Area <u>99.2 &amp; 99.2</u>			
<b>LANDSCAPING: (UDC Article VII)</b>				
Land Area of Street Yard <u>63,646</u>	<u>Street Yard</u>		<u>Non Street Yard</u>	
Number of parking spaces provided	<u>91</u>		<u>17</u>	
Square feet of landscaped area	<u>18,702</u>		<u>1670</u>	
Square feet of landscape islands in parking lot	<u>13,787</u>		<u>560</u>	
Number of large trees existing / proposed	<u>33</u>		<u>2</u>	
Number of ornamental trees proposed	<u>9</u>		<u>0</u>	
Number of shrubs proposed	<u>111</u>		<u>36</u>	
Square feet of ground cover proposed	<u>600</u>		<u>0</u>	
<b>SIGNATURES:</b>				
Applicant (please print) <u>Fehr Graham</u>		Owner: <u>KRM, Inc.</u>		
Address: <u>200 Prairie St. Suite 208</u> <u>Rockford IL 61107</u>		Address: <u>5921 NW Barry Road,</u> <u>Suite 100, Kansas City MO 64154</u>		
Phone: <u>815-394-4700</u>		Phone: <u>866-402-5454</u>		
Fax: <u>815-394-4702</u>		Fax: _____		
Email: <u>sgroenewold@fehr-graham.com</u>		Email: <u>Michael@krm-inc.com</u>		
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>		
<b>OFFICE USE ONLY:</b>				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
<u>300.00</u>	<u>Tesla</u>	<u>6/7/18</u>	<u>18-08-SP</u>	<u>18-407</u>